

# BZAC – RECOMMENDED ZONING CODE TEXT

## **Code Format:**

Chapter 20.02, General Provisions & Definitions

Chapter 20.04, Administrative Review Procedures

Chapter 20.06, Zoning Districts & Map

Chapter 20.08, Permissible Uses

Chapter 20.10, Supplemental Use Regulations

Chapter 20.12, Density & Dimensional Regulations

Chapter 20.14, Off-Street Parking & Loading Regulations

**Chapter 20.16, Screening & Fencing Regulations**

Chapter 20.18, Sign Regulations

Chapter 20.67, Historic Designations

**Chapter 20.22, Nonconforming Situations & Enforcement**

## **SCREENING & FENCING CHAPTER REGULATES:**

- **Buffering between less intensive & more intensive uses**
- **Intended to lessen transmission of noise, dust & glare between properties**
- **Separates spaces & shields adjacent properties from potentially hazardous or other adverse external effects of a development**
- **Creates greater sense of privacy to safeguard public health, safety & welfare**

## **Minor Recommended Changes:**

- **Modifies requirements for construction of screening walls in new developments**
- **Adds flexibility in wall height provided that a structural design is approved**
- **Greater use of administrative review of modification requests**
- **Identifies types of screens that may be used**

## **NONCONFORMING SITUATIONS CHAPTER REGULATES:**

**Applicability of regulations on uses & structures existing at the time of Code amendment or annexation of property**

**Regulations that impact the continuation, extension, enlargement, repair, maintenance & reconstruction of lawful nonconforming situations**

## **POLICY CONSIDERATIONS:**

- **Identify types of nonconformities by use, structure & lot**
- **Encourage repair, renovation & maintenance of nonconformities to maintain stability of the neighborhood**
- **Allow nonconformities to remain, but apply restrictions which prohibit expansion & enlargement; prohibit change; prevent reopening if abandoned; prevent reconstruction or reuse if destroyed unless making more conforming**



## **Minor Recommended Changes:**

- **General policy prevents expansion of nonconforming uses & structures**
- **Clarifies the circumstances under which a nonconforming use or structure may be continued or rebuilt**
- **Clarifies the parking requirements for nonconforming uses & buildings**
- **Strengthens text on abandonment & discontinuance of nonconforming situations**
- **Identifies when a change in use of property has occurred**

## **REVIEW SCHEDULE:**

**Development Coordinating  
Committee**

**May 10**

**City Plan Commission**

**May 18**

**Introduction, City Council**

**June 6**

**Public Hearing, City Council**

**June 27**

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## **May 16<sup>th</sup> Text Presentation:**

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